

Kent F. Larsen, Esq.
Nevada Bar No. 3463
Katie M. Weber, Esq.
Nevada Bar No. 11736
SMITH LARSEN & WIXOM
1935 Village Center Circle
Las Vegas, Nevada 89134
Tel: (702) 252-5002
Fax: (702) 252-5006
Email: kfl@slwlaw.com
kw@slwlaw.com
Attorneys for Plaintiff
JPMorgan Chase Bank, N.A.

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N. A.,

Plaintiff,

vs.

SATICOY BAY, LLC SERIES 7612
CRUZ BAY, a Nevada limited liability
company; DESERT SHORES
COMMUNITY ASSOCIATION, a Nevada
non-profit corporation; KONISHI F. EDEN,

Defendants.

CASE NO: 2:17-cv-00886-MMD-GWF

**STIPULATION AND ORDER TO
QUIET TITLE TO THE SUBJECT
PROPERTY AND FOR DISMISSAL
WITH PREJUDICE OF DEFENDANT
SATICOY BAY LLC SERIES 7612
CRUZ BAY**

Plaintiff JPMorgan Chase Bank, N.A. ("Chase") and Defendant Saticoy Bay LLC Series 7612 Cruz Bay ("Saticoy Bay") (together with Chase, the "Parties"), by and through their respective counsel of record, hereby stipulate and agree as follows:

IT IS HEREBY STIPULATED AND AGREED that title to the property commonly known as 7612 Cruz Bay Court, Las Vegas, Nevada 89128 (APN 138-16-617-008) is quieted in the name of Saticoy Bay LLC Series 7612 Cruz Bay.

1 IT IS FURTHER STIPULATED AND AGREED that nothing in this Stipulation and
2 Order, or the relief granted herein, shall be construed or deemed to alter, affect, limit, waive, or
3 restrict the rights of Chase (or any of its authorized agents, investors, affiliates, predecessors,
4 successors, and assigns) relating to the promissory note (the "Note") described in the Deed of
5 Trust recorded in the records of the Clark County, Nevada recorder as instrument number
6 200911300005604 (the "Chase DOT").
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8 Saticoy Bay and Chase further agree that this Stipulation and Order is in no way
9 intended to impair the rights of Chase (or any of its authorized agents, investors, affiliates,
10 predecessors, successors, and assigns) to pursue any and all remedies against the Borrower(s),
11 as defined in the Chase DOT and/or Note, that Chase (or any of its authorized agents, investors,
12 affiliates, predecessors, successors, and assigns) may have relating to the Note, except the right
13 to judicially or non-judicially foreclose/enforce the Chase DOT against the property described
14 in the Chase DOT.
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16 IT IS FURTHER STIPULATED AND AGREED that a copy of this Stipulation and
17 Order may be recorded with the Clark County, Nevada Recorder.
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1 IT IS FURTHER STIPULATED AND AGREED that Saticoy Bay shall be dismissed
2 from this litigation WITH PREJUDICE, with each party to bear its own costs and fees. This
3 dismissal pertains to Saticoy Bay only and not to any other party.
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5 Dated this 18th day of July, 2018.

Dated this 18th day of July, 2018.

6 SMITH LARSEN & WIXOM

LAW OFFICES OF MICHAEL F. BOHN, ESQ.

7 /s/ Katie M. Weber

/s/ Michael F. Bohn

8 Kent F. Larsen, Esq.
9 Nevada Bar No. 3463
Katie M. Weber, Esq.
10 Nevada Bar No. 11736
1935 Village Center Circle
11 Las Vegas, Nevada 89134
Attorneys for Plaintiff
12 JPMorgan Chase Bank, N.A.

Michael F. Bohn, Esq.
Nevada Bar No. 1641
Adam R. Trippiedi, Esq.
Nevada Bar No. 12294
376 East Warm Springs Road, Ste. 140
Las Vegas, Nevada 89119
Attorneys for Defendant
Saticoy Bay LLC Series 7612 Cruz Bay

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15 **ORDER**

16 IT IS SO ORDERED.

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19 UNITED STATES DISTRICT JUDGE

20 DATE: July 18, 2018
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